

# LANCASTER COUNTY PLANNING COMMISSION

## AGENDA

for Regular Meeting

DATE: 12 April 2004      TIME: 4:00 p.m.

PLACE: 44 North Christian Street, Suite 300, Lancaster, Pennsylvania

**NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.**

### **ORDER OF BUSINESS:**

I. Call to Order and Recognition of Guests\*\*

\*\* Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 22 March 2004

III. Bills and Communications: Mr. Scott Sheely will give a presentation on WIB (*Workforce Investment Board*), and in particular the latest on the Industry Clusters.

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

**\*\*\* *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

**1. Requests for Waivers:**

- a. **Sketch Plan**, Rettew's Catering Service, Manheim Borough, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
- b. **#89-23C**, John F. Stoltzfus, Bart Township, Sections 607.03.S Storm Water Management, (*Recommended for No Additional Comments*)
- c. **#89-296-1**, Frey Brothers, Inc., Little Britain and East Drumore Townships, Section 403.04.Q Storm Water Methodology, (*Recommended for Conditional Approval*)

**2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:**

**3. Unconditional Preliminary Plan Approvals:**

- a. **#96-105-3**, Automotive Service, Inc., Caernarvon Township, (*Recommended for Approval*)

**4. Requests for Approval of Subdivision and/or Land Development Applications:**

- a. **#69-52-5D**, Atglen Veterinary Hospital, Sadsbury Township, (*Recommended for Conditional Approval*)
- b. **#74-428-8C**, Levi S. & Barbara E. Stoltzfus, Sadsbury Township, (*Recommended for Conditional Approval*)
- c. **#86-335-2**, Donald E. Jr., & Edwina D. Huber, Manor Township, (*Recommended for Conditional Approval*)
- d. **#04-20**, Groff Road Subdivision, Eden Township, (*Recommended for Postponement Until 10 May 2004 Meeting*)
- e. **#04-26**, Conestoga Log Cabin Leasing, Inc., Terre Hill Borough, (*Recommended for Conditional Approval*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

**5. Requests for Review of Subdivision and/or Land Development Applications:**

- a. **#72-155-15A**, Greenfield Hospitality Center, East Lampeter Township, (*Recommended for Conditional Approval*)

- b. **#72-440-9B**, New Joy Brethren-In-Christ Church, Phase II, Ephrata Township, *(Recommended for Conditional Approval)*
- c. **#74-190-2**, Cedar Acres East – Phase 3, Lancaster City, *(Recommended for Conditional Approval)*
- d. **#75-176-5**, Wade Conrad, Providence Township, *(Recommended for Conditional Approval)*
- e. **#75-223-1**, Betty J. Kindt, East Cocalico Township, *(Recommended for Conditional Approval)*
- f. **#76-301-1B**, Cornerstone Business Park – Lot 3, Mount Joy Borough, *(Recommended for Conditional Approval)*
- g. **#78-527-1**, Conoy Crossing, Elizabethtown Borough and West Donegal Township, *(Recommended for Disapproval)*
- h. **#84-180-2**, Penns Crossing – Phase III, Manheim Township, *(Recommended for Conditional Approval)*
- i. **#93-55-1**, Sloyer Tract, East Lampeter Township, *(Recommended for Conditional Approval)*
- j. **#93-82-1B**, Commerce Commons, East Drumore Township, *(Recommended for Conditional Approval)*
- k. **#95-159-1**, Sleep Inn Motel, East Lampeter Township, *(Recommended for Conditional Approval)*
- l. **#02-149B**, Harvest Presbyterian Church, West Lampeter Township, *(Recommended for Conditional Approval)*
- m. **#03-74-1**, H. Joseph Neustadter, East Lampeter Township, *(Recommended for Conditional Approval)*
- n. **#04-23**, Grace M. Kurtz, Rapho Township, *(Recommended for Conditional Approval)*
- o. **#04-27**, Mose G. Riehl, Leacock Township, *(Recommended for Conditional Approval)*
- p. **#04-28**, Elmer W. Martin et al, Upper Leacock Township, *(Recommended for Conditional Approval)*
- q. **#04-29**, Jean W. Leicht, West Donegal Township, *(Recommended for Conditional Approval)*
- r. **#04-30**, Bruce & Bradley Rettew, East Cocalico Township, *(Recommended for Conditional Approval)*

**6. Requests for Planning Modules Review for Land Development:**

- a. **Beiler, Benjamin**, Sadsbury and Bart Townships
- b. **Hershey, Robert L.**, Conestoga Township
- c. **Hilsher/Raffensperger**, Mount Joy Township
- d. **Kauffman, Lee S.**, Eden Township
- e. **King, Levi E.**, Salisbury Township
- f. **Stoltzfoos, Katie**, Salisbury Township
- g. **#76-263-1**, Stoltzfus Subdivision, Penn Township

- h. **#81-256-1**, Donald R. Groff, Warwick Township
- i. **#86-477-5**, Green Park – Remaining Lands, Rapho Township
- j. **#93-171A**, Mervin J. Stoltzfus, Upper Leacock Township
- k. **#04-19**, Larry Bachman, West Earl Township
- l. **#04-22**, Michael & Gina Weaver, West Cocalico Township
- m. **#04-23**, Grace M. Kurtz, Rapho Township

**7. Requests for Community Planning Reviews:**

- a. **#4-68**, Brecknock Township, Proposed rezoning of two tracts of land totaling 10.2 acres situated at 933 and 903 Reading Road from Agricultural to Light Industrial. (***Report Pending***)
- b. **#32-149**, West Lampeter Township, Proposed amendment to the Zoning Ordinance by revising regulations governing uses and structures within a floodplain.
- c. **Combined Report:**  
**#21-62**, West Earl Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly.  
**#31-145**, East Lampeter Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly.  
**#36-49**, Upper Leacock Township, Proposed rezoning of 53 acres from Agricultural to R-2 Residential and five acres from R-1 Residential to R-2 Residential situated along Route 23 between Hartman Station Road and Geist Road; and to amend the Zoning Text.  
**#36-50**, Upper Leacock Township, Proposed amendments to the Conestoga Valley Joint Comprehensive Plan by revising the future land use designation for approximately 39.7 acres from Agricultural to Medium Density Residential – Traditional Neighborhood Development and by adjusting the plan text and Urban Growth Boundaries accordingly.
- d. **Combined Report:**  
**#22-19, #29-174, #30-118, #34-41, #39-185, #41-106, and #47-16** East Petersburg Borough, East Hempfield Township, West Hempfield Township, Lancaster Township, Manheim Township, Manor Township, Mountville Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority, (***Recommended for Postponement Until 24 May 2004 Meeting***)

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

**NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 26 April 2004.**

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